

Proposed Mixed-Use Development at 110-114 Barking Road, Newham, London

Design & Access Statement

March 2013



stephen davy | architects
peter smith

Stephen Davy Peter Smith Architects Ltd
Fanshaw House, Fanshaw Street, London N1 6HX
Company Registration no:- 3883463
T: 020 7739 2020
F: 020 7739 2021

www.davysmitharchitects.co.uk



Contents

Introduction	03
Site Location	04
Local Core Strategy	05
Environmental Analysis	06
Site Analysis	07
Site Conditions	08
Design History	09
Design Strategy	10
Design Proposals	11
Materials & Precedents	12

Introduction

This report has been prepared by Stephen Davy Smith Architects Ltd on behalf of Maitland Road Limited, the owner of 110-114 Barking Road.

The intention of this Design & Access Statement is to introduce the proposal for a new mixed use scheme on the existing site at No. 110-114 Barking Road. The report describes the proposals in the context of its urban setting and illustrates the design approach in terms of scale, layout and massing whilst taking into account the approved plans for the comprehensive Rathbone Market redevelopment.






1. Barking Road aerial view



2. Street View A



3. Street View B

- Key
-  Site boundary
 -  Phase 1 of the ongoing Rathbone Market development (under construction)
 -  Phase 2 of the ongoing Rathbone Market development

Site Location

Location and Local Services

The proposal site is situated at No. 110-114 Barking Road, the current site of the Ordnance Arms public house, Samuel King Estate Agents and a shoe repair and key cutting store. It is bounded by Barking Road running North-East, the proposed redevelopment of Rathbone Market to the South-West and a proposed retail and library to the South where a residential tower block currently stands.

Access to the site is well-served by a number of major bus routes running along Barking Road. The site is a short walk from Canning Town Station which serves the DLR and Jubilee Line.

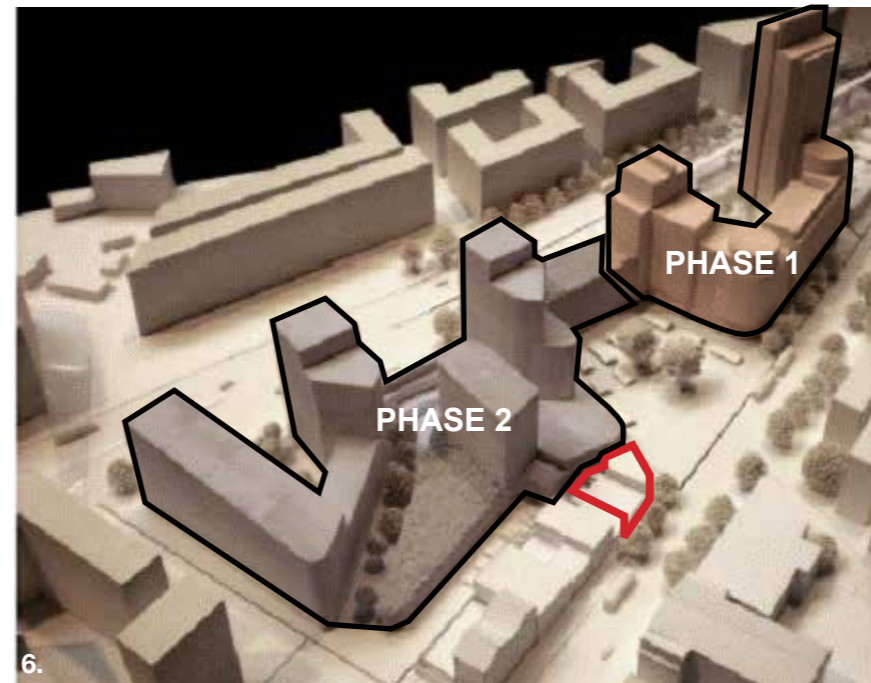
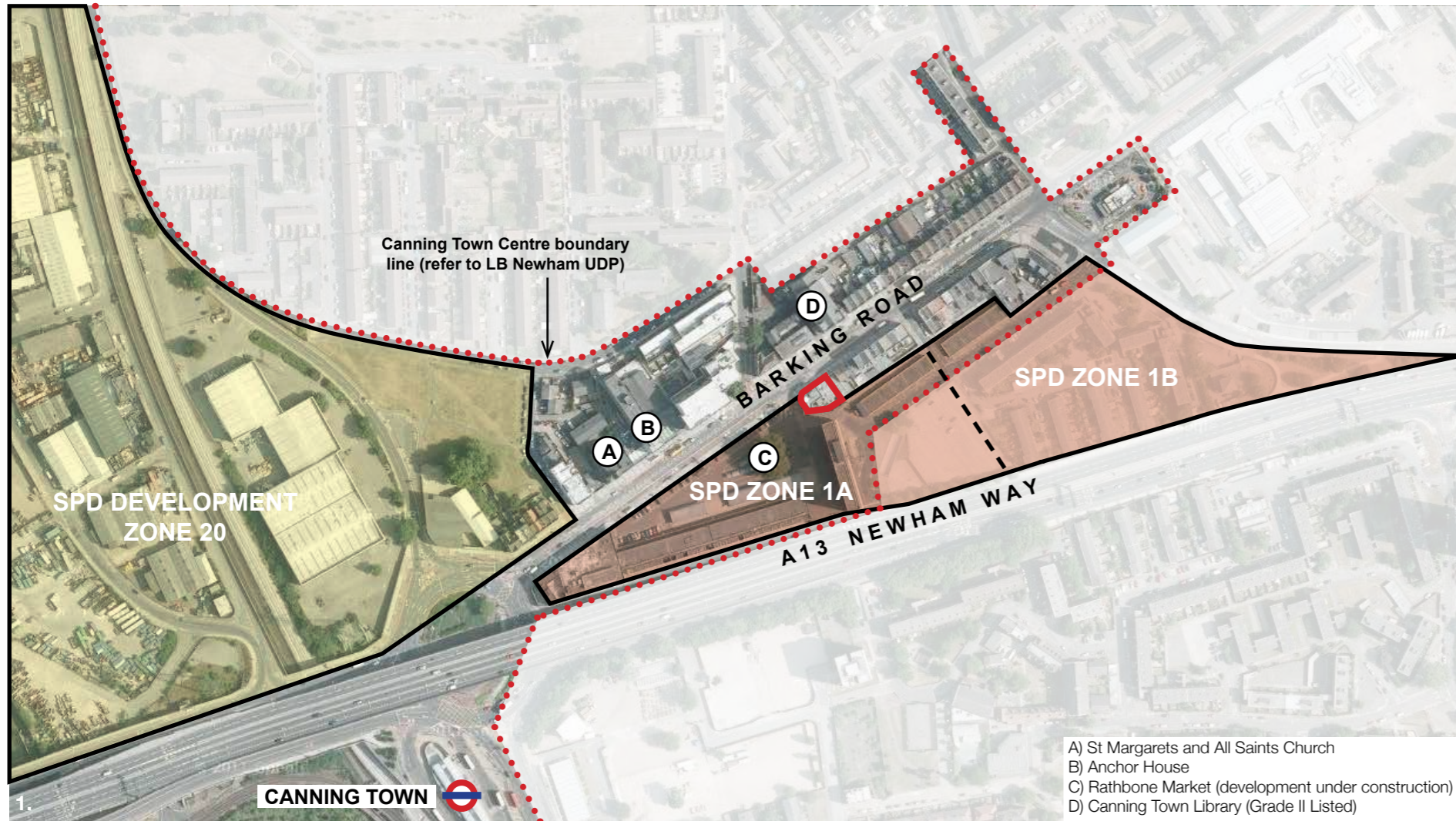
The site is directly opposite Canning Town Library and is served by the local shops which run along Barking Road.

Rathbone Market development

The Rathbone Market development is a high density development that is currently being constructed within SPD Zone 1. At approximately 680,000 sqft, phase 1 is one of the first sites to be constructed within a wider Masterplan framework. The design provides for approx 271 residential and retail units. Phase 2 includes further retail and residential units all surrounding a new community hub.

The development follows the wider masterplan framework in proposing a high density scheme between the A13 and Barking Road. Phase 1 of the scheme varies in height stepping up from a 6 - 8 storey block along Barking Road to a 21 storey tower to the South-West corner. Phase 2, ancillary to the site varies in height from 4-5 stories beside the Market Square up to a 9 storey residential block over the community hub.

1. Aerial view of the proposed site and its surrounding context.
2. Canning Town Library (Grade II Listed).
3. Anchor House.
4. One Housing Residential Development opposite Rathbone Market.
5. CGI of phase 1 of the Rathbone Market development approved and currently under construction.
6. Massing model of the proposed phase 2 Rathbone Market development which sits adjacent to the proposed site (taken from Rathbone Market D&A statement).

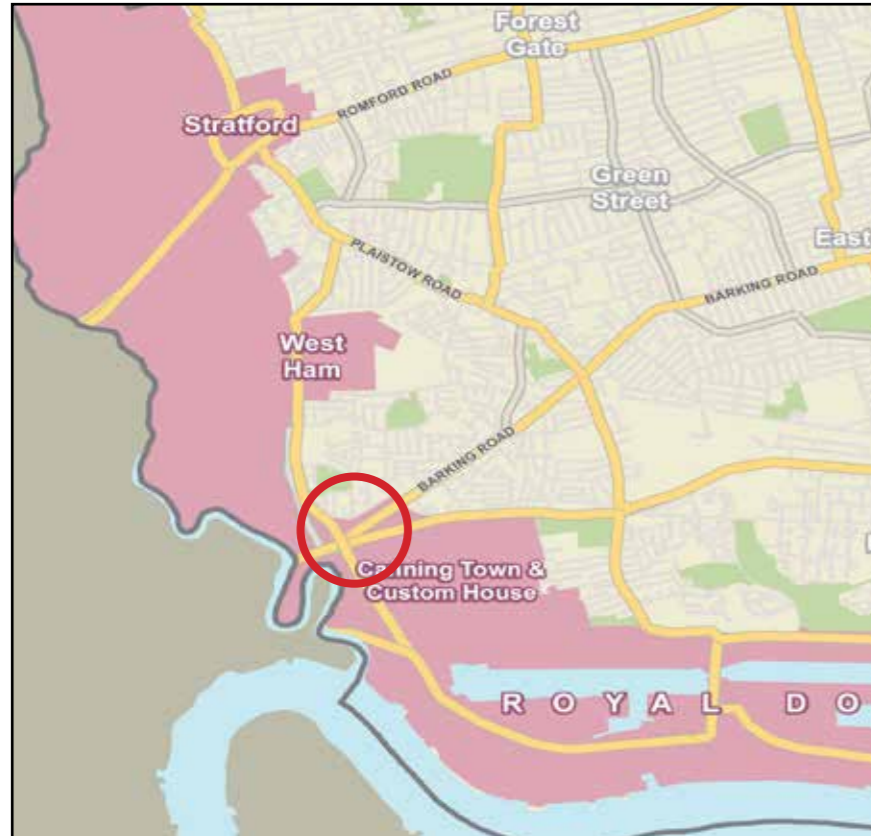


Local Core Strategy

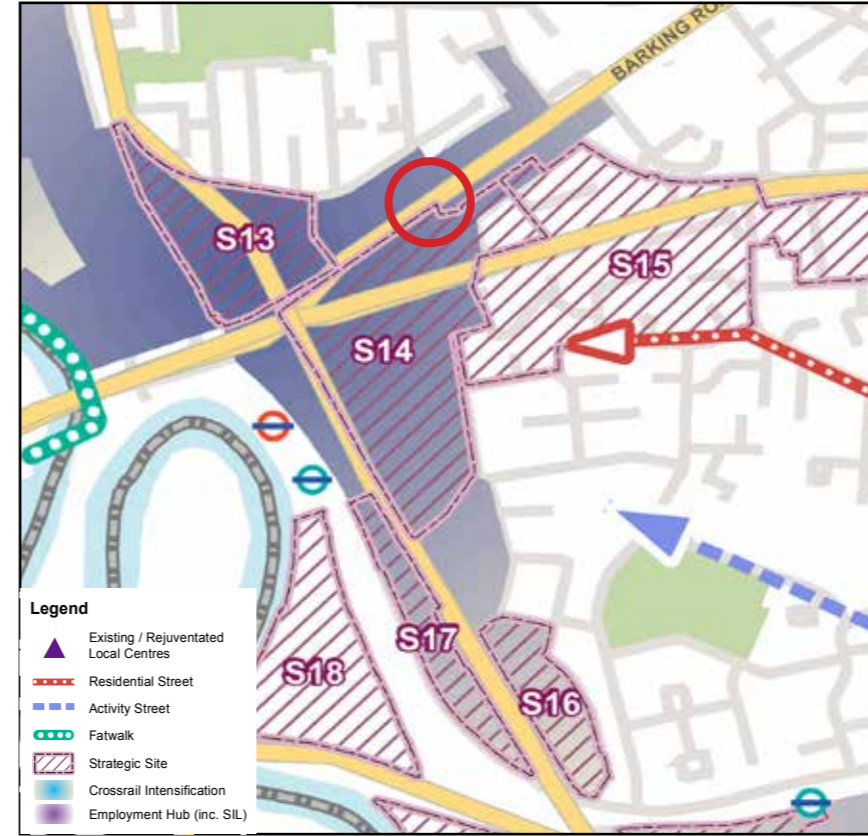
Core Strategy

The site is located within the Canning Town defined area and falls within a number of core strategy zones addressed in Newham's Local Development Framework (LDF) document which is currently out for consultation.

The Newham's proposed 'Arc of Opportunity' (Image 1) intends to meet most of the boroughs targets for new housing and economic growth. Within this Arc there are a number of core strategy zones. The site is covered by two; the Strategic Site S14 - Canning Town Central (Image 2) and the Employment Hub E8 (Image 3). Canning Town Central is identified as a 'Strategic Growth Area' (p.196 LDF) and is set to become a major district centre with a mix of retail, leisure and civic space. Much of this is to be introduced through the phased development of Rathbone Market. Approximately 7,100 new dwellings are to be built in the Canning Town and Custom House areas (p. 52 LDF) and a better quality and mix of shops and other uses is also envisaged (p. 53 LDF).



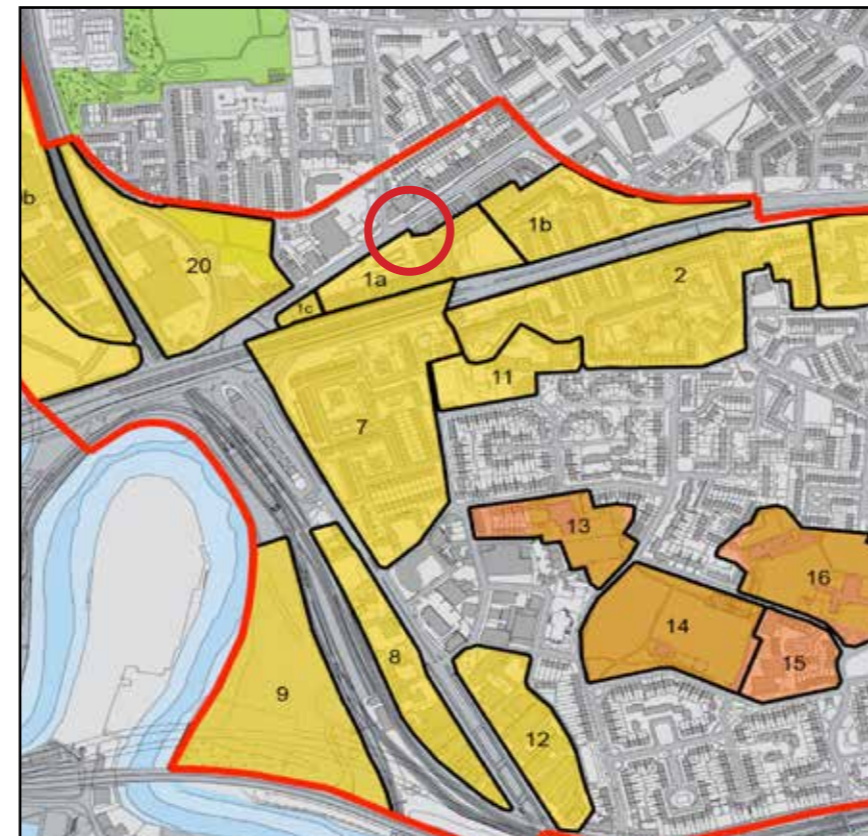
1. Arc of Opportunity - Extract from Newhams LDF (out for consultation)



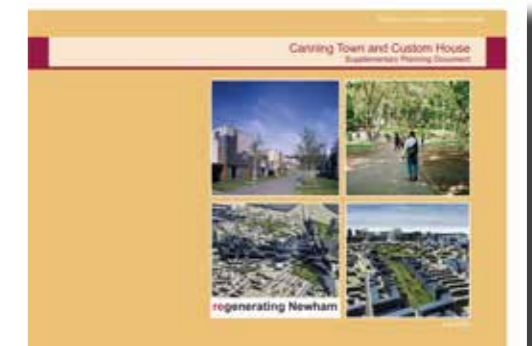
2. Strategic Site S14 - Extract from Newhams LDF (out for consultation)



3. Employment Area E8 - Extract from Newhams LDF (out for consultation)



4. Key Development Areas - Extract from Canning Town and Custom House Supplementary Planning Document



Environmental Analysis

Flood Analysis

The application site is highlighted as being at risk on the Environment Agency flood map - Risk Zone 3 (Map 1).

Transport Analysis and Accessibility

The site has excellent access to transport links with a PTAL level of 6a. The site is served by 8 bus routes within 1 minute's walk and Canning Town underground and Docklands Light Railway station is only 6 minute's walk away.

Acoustic Analysis

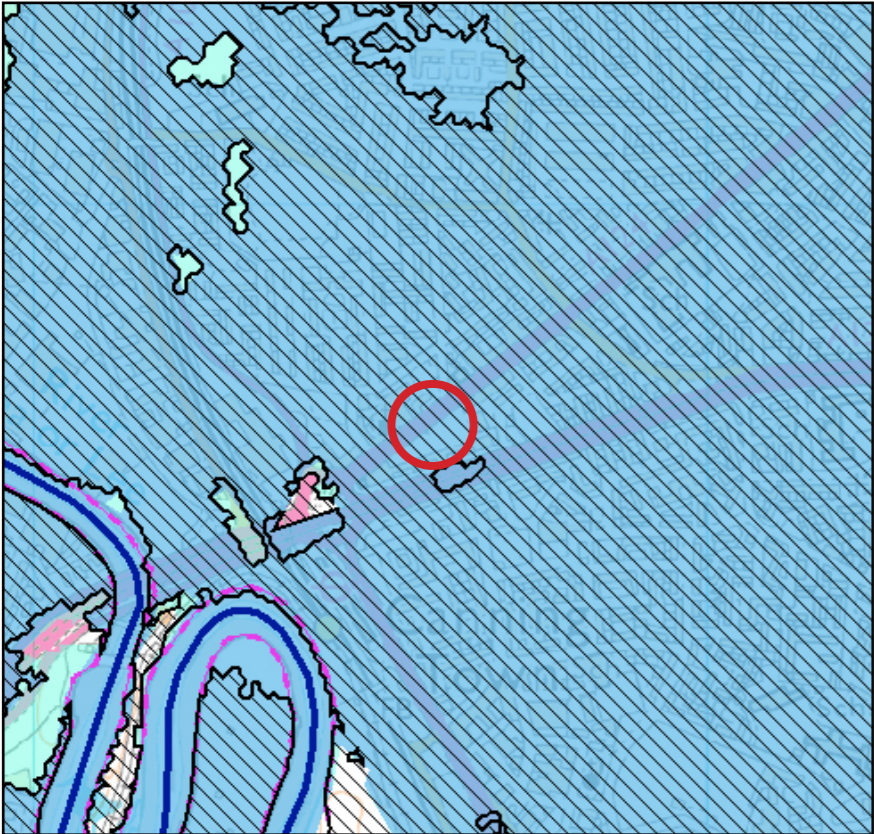
We have verified that the application site is in a higher noise band, as identified on the DEFRA noise map (Map 3).

Planning Considerations

The site is located within the Canning Town Centre boundary identified as one of Newham's core town centre areas. The site is highlighted in the core strategy as being a primary shopping frontage together with the Rathbone Market development.

Archaeology

The site lies within an Archaeological Priority Area as defined in the London Borough of Newham Unitary Development Plan. This area has been drawn widely and does not specify that there are any specific archaeological resources on the site.



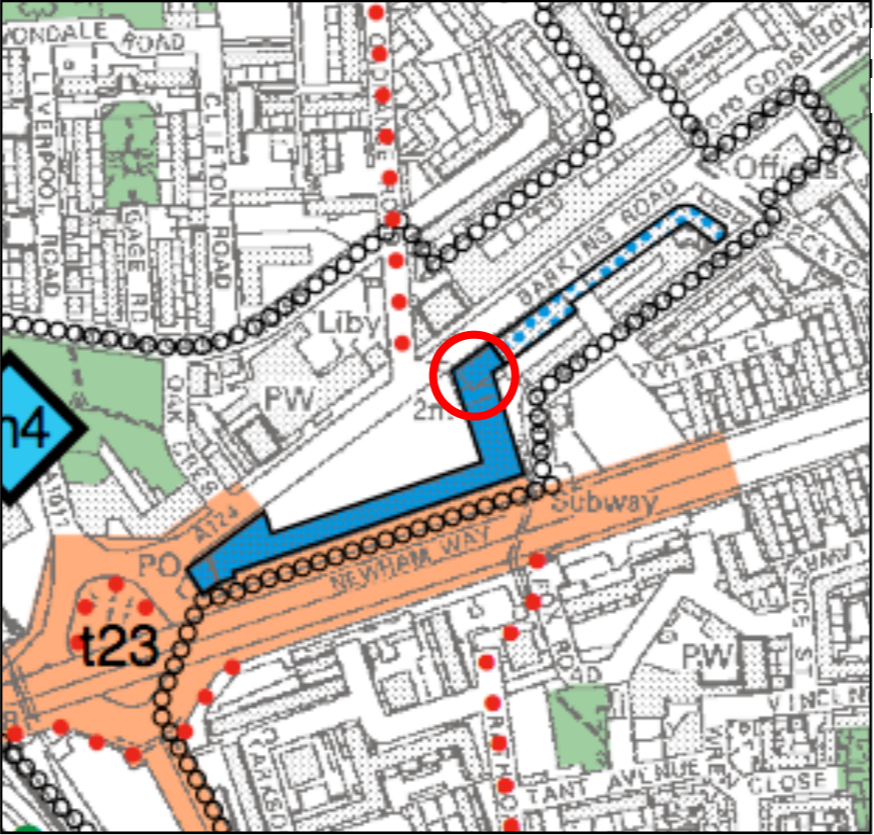
1. Environment Agency Flood Risk Map



2. Public Transport Accessibility Level (PTAL) Map



3. DEFRA's Noise Map



4. Extract from 2001 UDP - LB Newham

Site Analysis

These photographs illustrate the principle approaches to the site:
Image 1 - View along Barking Road from the North-East
Image 2 - View along Barking Road from the South-West.

These views and surrounding context have been considered in the development of the building's massing and elevation treatment. The approved scale, massing and land use of the Rathbone Market redevelopment has also been taken into account.



1. Approach from the North-East along Barking Road towards the A13



2. Approach from the South-West along Barking Road



3. Key plan

Site Conditions

These photographs illustrate the existing context. The Rathbone Market development will gradually transform the area into a mixed use retail/community space that will improve the surrounding area.

As part of our proposal we see the site as another key addition to the wider core strategy as set out in the emerging planning policies.

The site is currently occupied by The Ordnance Arms Public House, a shoe repair and key cutter and an estate agents all within a haphazardly massed post war block. The passage leading behind the site leads to a series of garages and to the rear of the existing tower block which is particularly untidy.

The public house had been the subject of well-documented anti-social behaviour in recent years which the Borough and Metropolitan Police were made aware of before it ceased trading in late 2011.



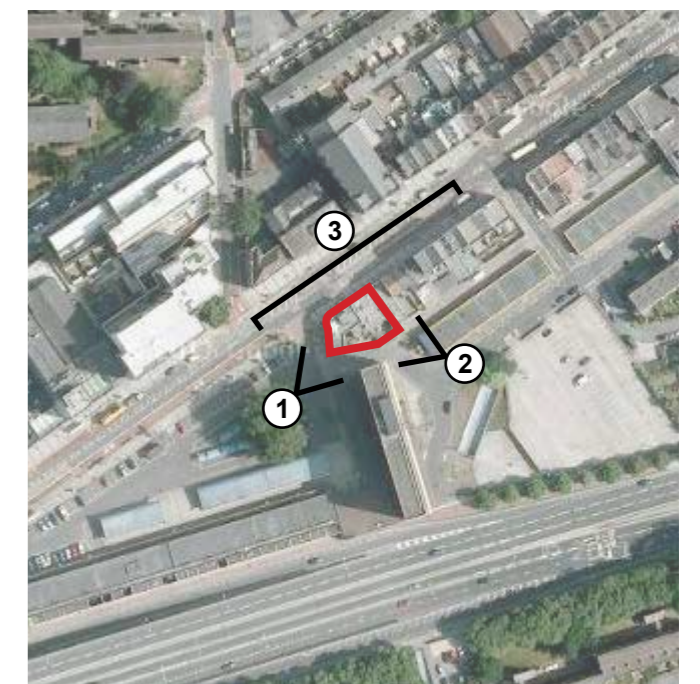
1. View of passage to the side of the existing site



2. View of the rear of the existing site



3. Elevation along Barking Road



4. Key Plan

Design History

Planning Application- Submitted April 2012
Ref: 12/00712/FUL - At Appeal

Proposal

The proposed development was to provide 270 m.sq of A1 Retail space, and 744 m.sq of residential floorspace, comprising: 6 x 2 bed flat, 3 x 3 bed flat across 3 stories.

Planning Officer Comments

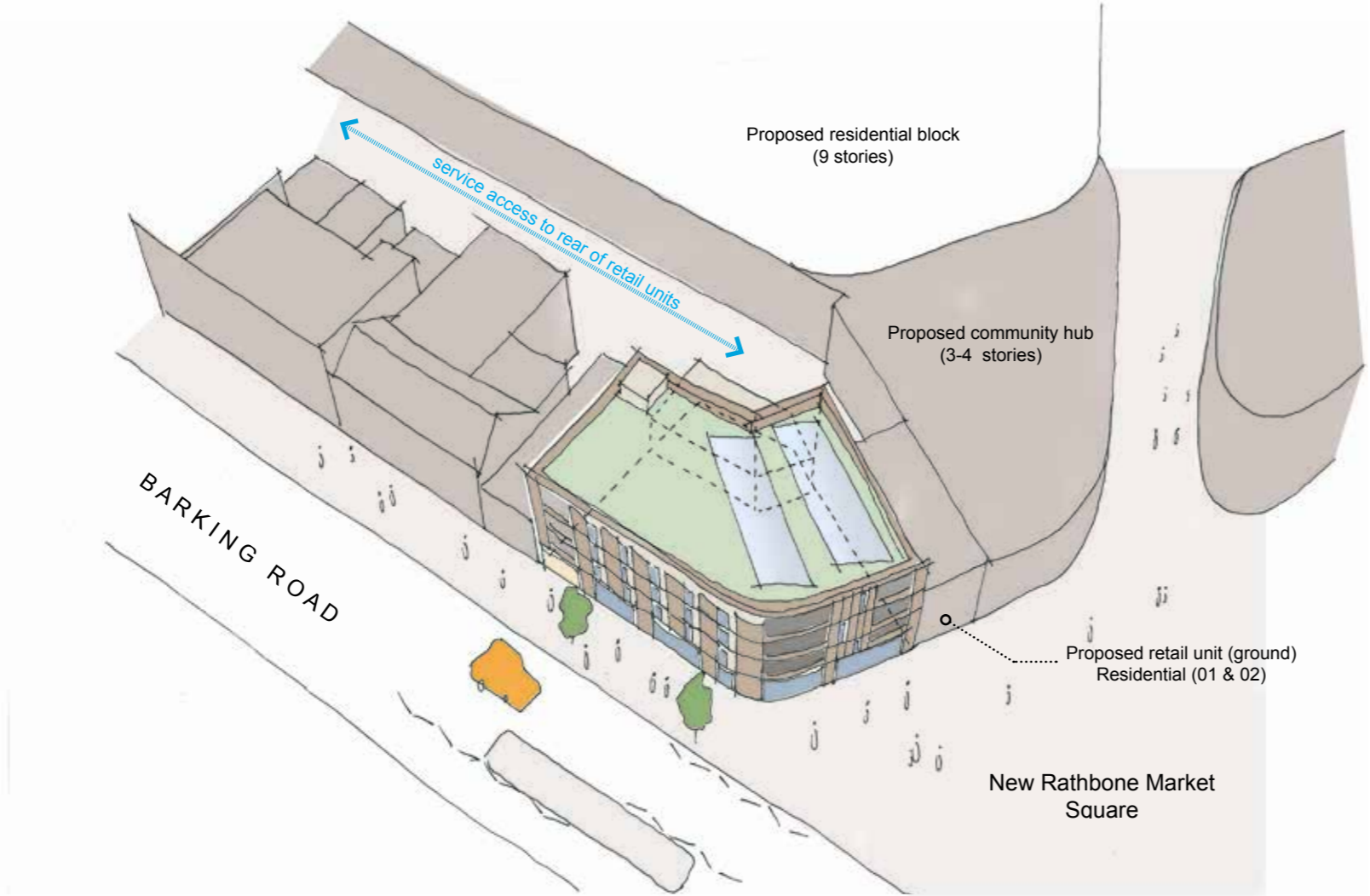
It was recommended that a new application should be submitted to better relate to the recently approved design for the adjacent Newham library building.

Design Changes

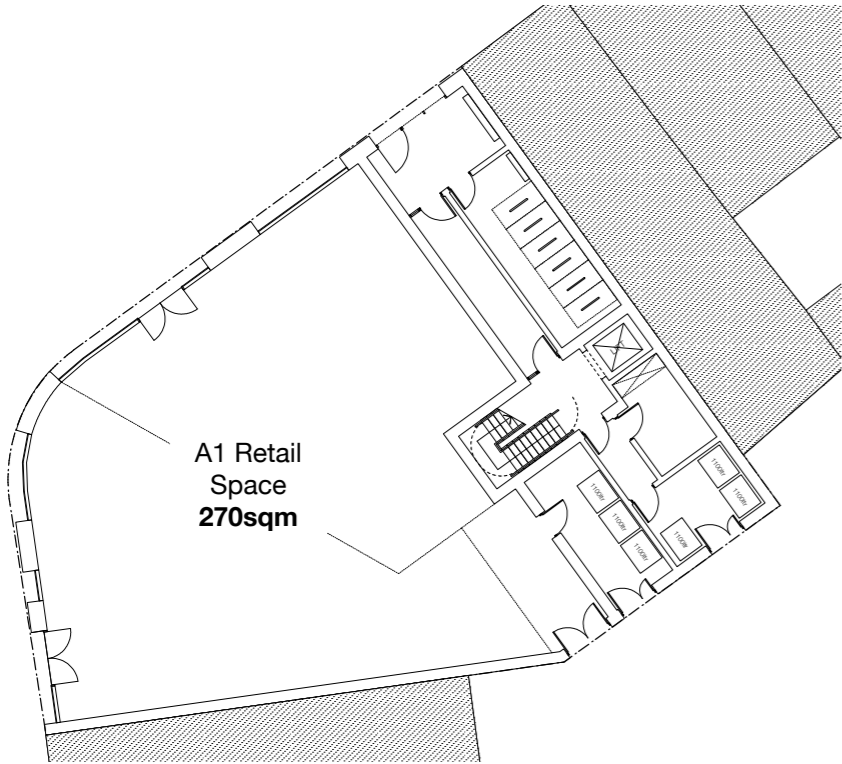
In light of the comments received, a number of changes have been made and a revised scheme has been developed to meet these comments and align with local planning policy.

These changes are noted below:

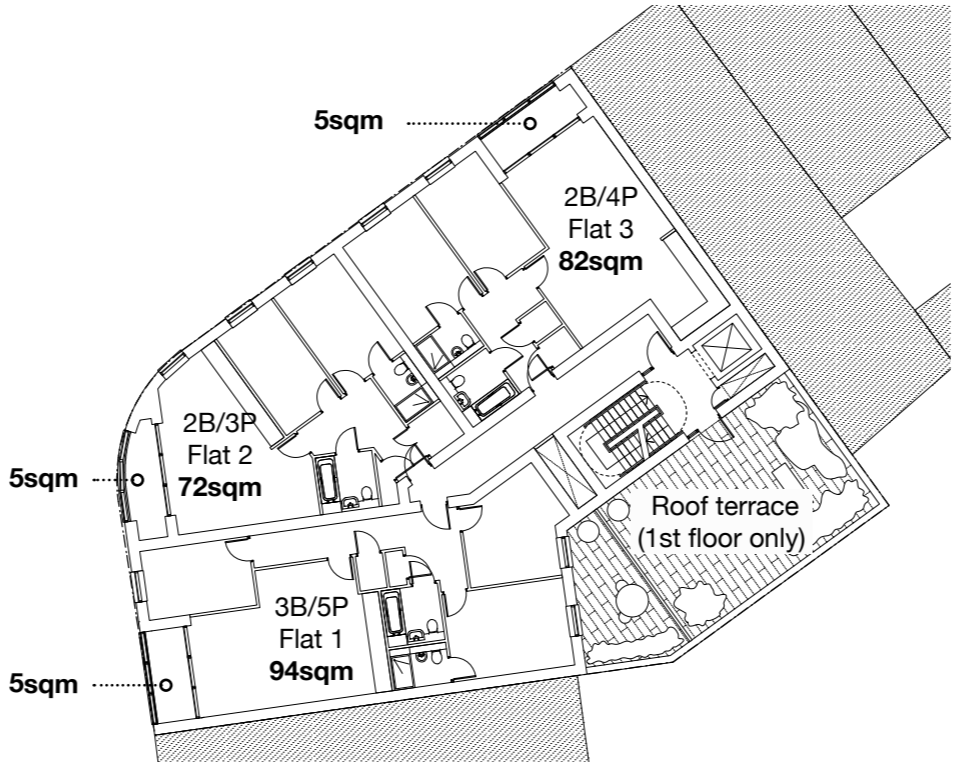
- The scheme has been increased from 9 residential units to 15.
- The massing of the scheme has increased from 4 stories to 6 stories. This sees the building act as a stronger marker for the corner site and entrance to the new Rathbone market development.
- The building line has been pulled away from the site boundary to the west to increase the prominence of the adjacent Library. The building footprint and floor plates have been slightly reduced as a consequence.
- The reduced floor plate has led to a change in the mix of units, to more generous smaller residential units.



1. Aerial view of the proposed scheme in the context of the Rathbone Development and Barking Road street scape



2. Ground Floor Plan



3. First / Second / Third Floor Plan

Design Strategy

Massing

The massing of the scheme relates to the prominent corner site, and acts as a transition between the terrace on Barking Road and the new Rathbone Market development. The set back of the proposal from the site boundary to the west gives prominence and a civic presence to the proposed Library building to the south.

Accommodation

The proposal provides 265 m.sq of prime retail space at the ground floor in line with the core strategy, and 1125 m.sq of residential floorspace, comprising: 10 x 2 bed flats, 5 x 1 bed flats across 5 stories.

Residential Design

15 units are provided from first to fifth floor. The proposed residential units comply with the Interim London Housing Design Guide and Lifetime Homes standards in terms of size and space. All units provide amenity space, cycle and refuse/recycling storage.

The residential entrance, and 15 secure cycle parking spaces are accessed from Barking Road. Access to residential refuse stores is provided from the service road to the rear of the site.

Secure by Design

Secure by Design will be achieved and the following items included in the design:

- PAS 24 unit entrance doors
- Secure locks to cycle and bin stores
- Secure entry system
- Laminated glass to accessible windows.

Sustainability

In line with the Core Strategy and the 'London Plan', the proposal intends to reduce energy consumption through the use of renewable energy technology at both design phase and within the long term use of the building. Measures to achieve this may include the use of:

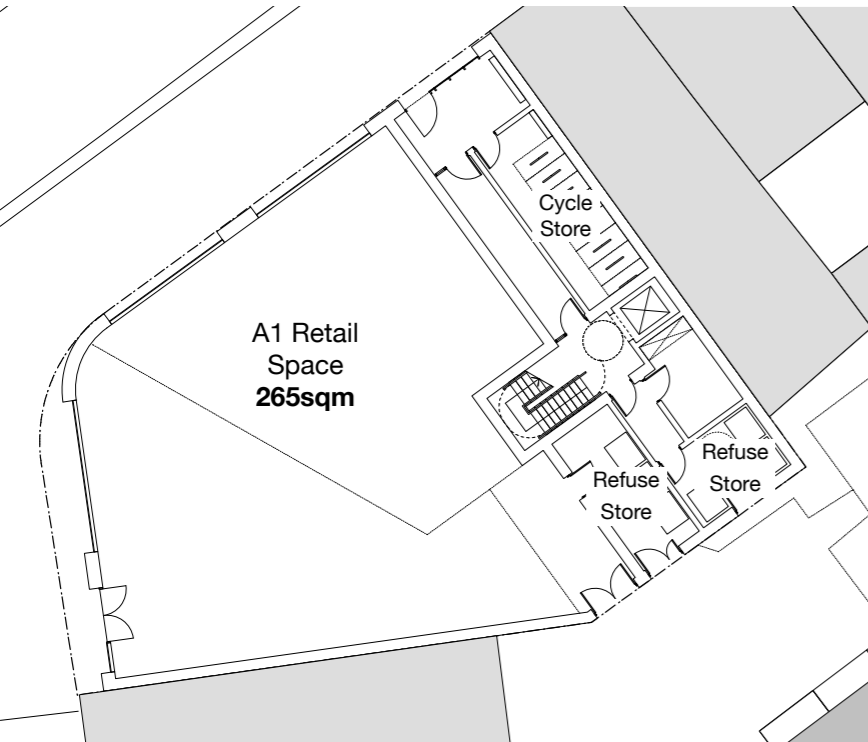
- Efficient building fabric
- Solar photo voltaic or solar thermal panels
- Air source heat pumps
- Rainwater harvesting
- Energy efficient lighting
- Secure cycle storage

Please refer to the Energy Strategy, Code for Sustainable Homes & BREEAM documents for details of sustainability measures.

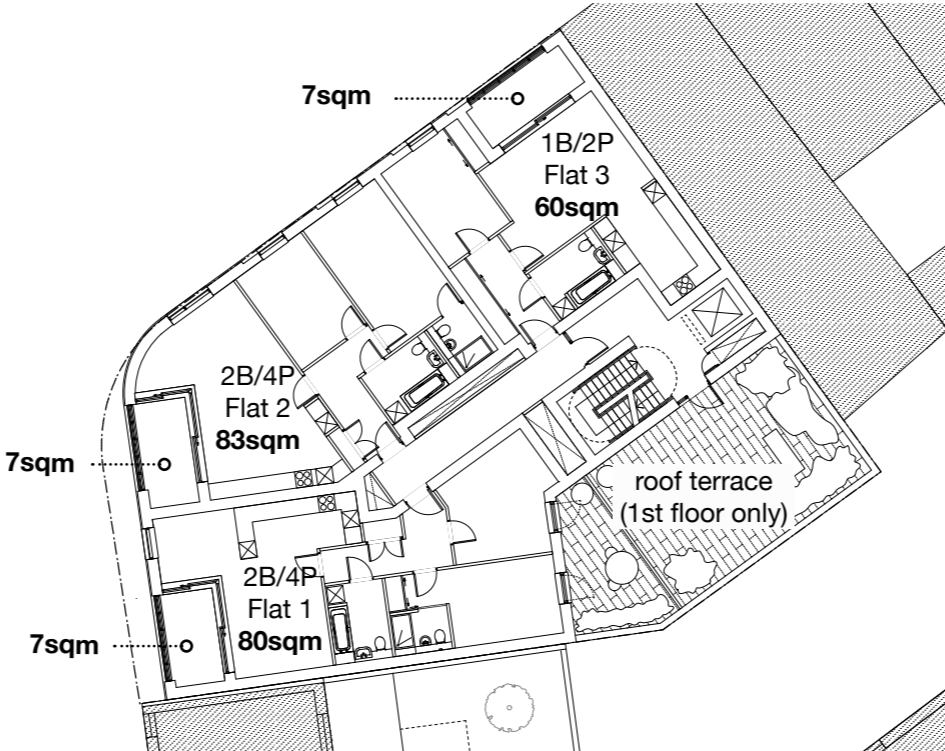
Given the excellent public transport links within easy reach of the proposal, and in the interests of sustainability, the proposal is a car-free zone.



1. Aerial view of the proposed scheme in the context of the Rathbone Development and Barking Road street scape



2. Ground Floor Plan



3. First / Second / Third / Fourth / Fifth Floor Plan

Design Proposals



Appearance

The design is conceived to extend, and mark the end of, the formal elevation along Barking Road responding to the existing terraces which line both sides of the street.

The scheme sits directly opposite the grade II listed Canning Town library and this provides the core inspiration for the design. Key design features of the facade include:

- Stone banding. This expresses the floor levels and wraps the facade around the corner towards the market square.
- Brick piers used in a contemporary rhythm to articulate the facade. The contemporary expression of the piers provides a transition between the formality of the significant buildings on Barking Road and the new development of Rathbone Market.
- Recessed winter garden balconies with sliding doors. The balconies provide outside amenity space whilst allowing occupants the opportunity to close the sliding doors to insulate against noise and heat loss.

Conclusion

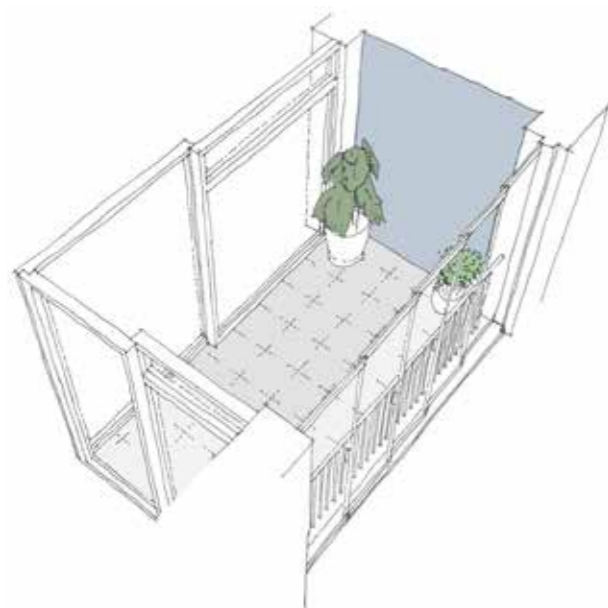
The proposal provides an opportunity to redevelop a focal site within Newham's Core Strategy.

The key design approach has been to link the historical street frontage of Barking Road and the new development proposals of Rathbone Market to regenerate the area.

The development proposes a new ground floor retail space, a requirement outlined in the Newham UDP proposals map and the emerging Core Strategy document.

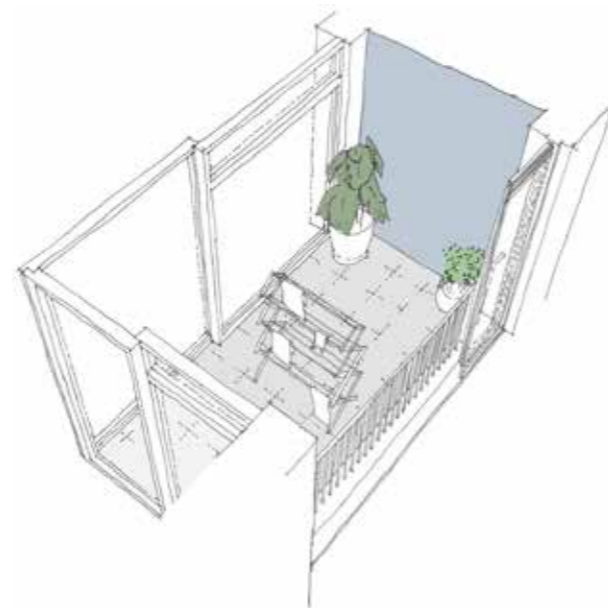
On the upper floors fifteen high quality and generous residential units are provided to meet local housing needs. These have been designed to comply with the Interim London Housing Design Guide standards and all units include private amenity spaces.

The design responds to grade II listed Canning Town library opposite, and acts as a strong marker to the end of the street frontage on Barking Road. The massing defines the edge of the Rathbone Market Square, whilst giving precedence to the adjacent proposed Library.

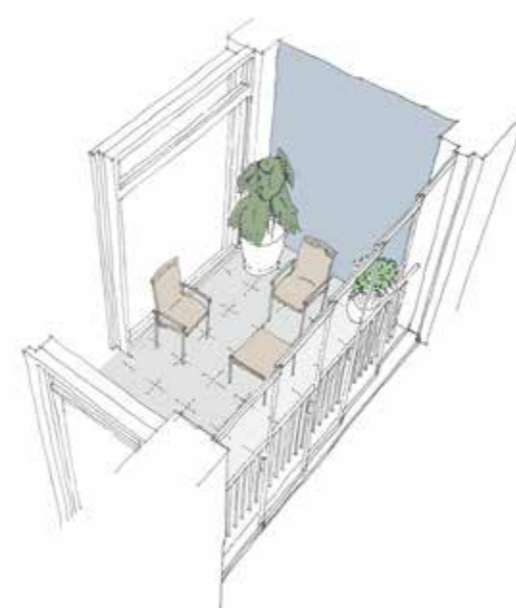


Winter Garden:

In cold weather the inner doors can be closed, and the winter garden helps insulate the living space; warming up and acting as a sun space if the sun is out.



In warmer weather the winter garden can act as a traditional balcony, and drying space.



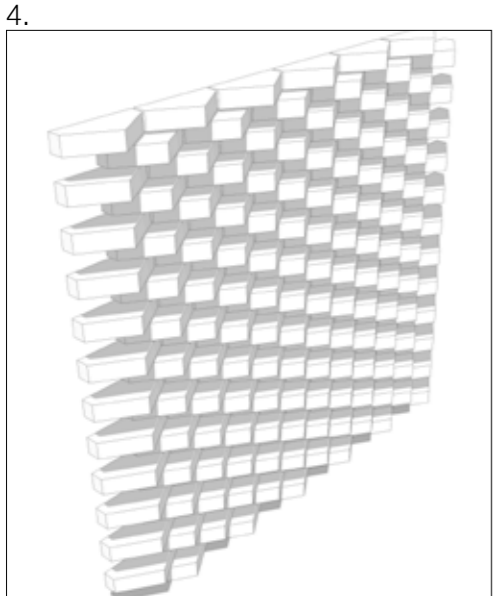
In mild weather the living space can be extended into the winter gardens, whilst still benefiting from a degree of environmental control. e.g noise, and ventilation.

Materials

- 1. Light red/ orange facing brickwork sample Olde County Antique by Hoskins
- 2. Powdercoated Aluminium, colour Ral 7016 (dark grey)
- 3. Example of reconstituted stone banding.
- 4. Model of facing brick work to corner detail: saddle back capping bricks layed on edge
- 5. Proposed boundary treatment, planting on steel mesh frame, to the comunal roof terrace.
- 6. Precedent of planting on steel mesh frame applied to a flatted residential development.
- 7. Precedent of perforated metal screen to flatted residential development.



3.



Precedents

- 1. Canning Town Library (Grade II Listed) - Lewis Angell, 1893-1894
- 2. Queens Gate Housing - Elder and Cannon Architects
- 3. Waterloo Hotel - Macreanor Lavington
- 4. Dundee Civic Hall - Reiach and Hall



1.



2.



3.



4.